

Planning and Building Codes Newsletter

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Director of Planning &
Building Codes



Purpose:

The purpose of this newsletter is to provide specialized information to the citizens of Frankfort. We are hopeful that this newsletter will be a great way to further develop a strong relationship between the citizens and employees of the City.

Content:

Flood Maps revised by FEMA	1
Comprehensive Plan update	1
Developments within the city	2
Frequently Asked Questions	2
How to contact us	2

Upcoming Events/Issues

- ◆ Zoning Regulations complete rewrite
- ◆ Flood ordinance & regulations to be amended next by October 2007.
- ◆ City web site will allow better public access and interactive maps.

FEMA Revises City/County Flood Maps:

Did you know that the Flood maps are proposed to change?

As of August 27, 2006, a 90 day appeal period was initiated by FEMA concerning the newly proposed flood maps for the city and county. Written appeals, with attached technical data, may be submitted by any citizen and is to be provided to the city prior to November 23 in order to be reviewed and forwarded to FEMA.

The proposed new flood maps may be reviewed at the Planning and Building Codes Department.

A copy of the maps have also been provided to the Paul Sawyer

Library for review as well as the city's web site
www.cityoffrankfortky.com.

Key terms that have changed:

Zone A was known as "100 yr flood zone" - now referred to as "1% annual chance of flood".

Zone B: was known as "500 yr flood zone" - now referred to as "Zone X with 0.2% annual chance of flood".

Zone C: was known as "outside the 500 yr flood zone" - now referred to as Zone X with less than 0.2% annual chance of flood.

Comprehensive Plan Update Moves Forward:

On August 29, 2006 the Planning Commission's Comprehensive Plan Update Committee - Goals and Policy Sub-committee held a public meeting and successfully completed the review and recommended changes to the seven (7) Goals and the corresponding Policies. These amended and proposed Goals and Policies will be forwarded to the Comprehensive Plan Committee and Planning Commission for a public hearing tentatively scheduled for the month of October. Then the revised Goals and Policies are forwarded to the City Board of Commissioners and Fiscal Court for final approval.

The proposed Goals and Policies are available at City Hall or from the City's web site.

There are four (4) additional sub-committees that have been created to review the remaining Elements of the Comprehensive Plan. They are as follows:

Land Use - chaired by David Garnett
Transportation - chaired by Darrell Sanderson

Community Facilities - chaired by Annie Metcalf

Military Installation - chaired by Joe Sanderson

These sub-committees will be meeting over the next few months to make recommended changes to their sections of the Comprehensive Plan - via public meetings (to be advertised).

These amendments will be forwarded to the Planning Commission for final approval - via a public hearing (to be advertised).

Contact Us:

Planning & Zoning:

- Director: Gary Muller
502-352-2100
- Planning Supervisor - Robert Hewitt 352-2097
- Planner - Justin Evilsizor 352-2098
- Administrative Aide - Dianna Rogers 352-2094.
- Office Assistant - Cindy Perry 352-2093

Building & Code Enforcement:

- Building Inspector - David Johnson 352-2102
- Electrical Inspector- Angie Willoughby 352-2138
- Code Enforcement Supervisor - Robert Engle 352-2099
- Code Enforcement Officer- Jo Morgan 352-2082
- Code Enforcement Officer- John Noe 352-2096
- Code Enforcement Assistant - Edith Noe 352-2095

(email addresses for staff is the first initial of first name and last name with @fewpb.com example: Gary Muller = gmuller@fewpb.com)



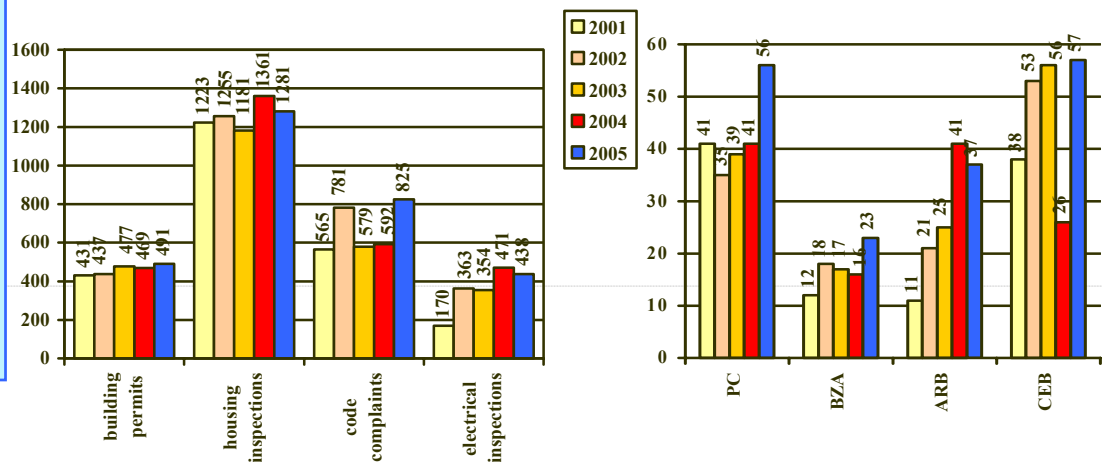
To obtain the free bumper sticker above, please email gmuller@fewpb.com or visit us in City Hall.

Development within city remains strong:

Did you know that there are over 30 different development projects under review or under construction within the City of Frankfort.

Monthly this department updates a map that identifies new developments and new subdivisions that are under review, approved, or under construction. This map is on display within our office and is available at the city's web site.

2001-2005 Summary Comparison:



Frequently Asked Questions:

Q: When do I need a building permit? Where can I get a building permit application?

A: In general, a permit is needed for all new construction, change of use, additions, and major exterior work, such as building additions, fences, sheds, driveways, garages and other accessory structures. Before beginning a project, property owners are advised to check with our department, as some projects may have different requirements. **NOTE: if you are found starting a project that required a building permit – the permit will be assessed a triple fee.**

Property within the historic districts also require the review of the project by our planning staff to ensure the additional architectural design guidelines are satisfied or if the project requires Board approval. This review is to take place prior to any improvements being done, including window replacements, gutters, changing doors or other openings or exterior treatments.

Building permits are currently available on line or at City Hall, where a staff member will be available to help you complete the application.

WE ARE ON THE WEB:

www.cityoffrankfortky.com

You will find: Board Schedules, Fee schedules, Development applications, Zoning Ordinance, Property Maintenance Code and Flow Chart, Comprehensive Plan, Zoning Map, Flood Information, and much more.

Thank you for taking the time to look at this newsletter